



The White Cottage

Givons Grove, Leatherhead, Surrey

— PATRICK GARDNER & CO —
TOWN & COUNTRY HOMES

The White Cottage

Givons Grove, Leatherhead, Surrey KT22 8LY

A delightful and attractive 1928 built family home with a south westerly rear aspect set on a 1.5 acre plot on this sought after private estate.

- Large Entrance Porch
- Entrance Hall
- Cloakroom
- Sitting Room
- Dining Room
- Study
- 'L' Shaped Open Plan Kitchen/Breakfast Room/Family Room
- Utility Room
- Master Bedroom Suite with Separate Dressing Room and Spacious En Suite Bathroom
- Three Further Double Bedrooms
- Family Bathroom
- Detached Double Garage
- Lovely Landscaped Gardens with the Whole Plot extending to Approximately 1.5 Acres

Situation

The White Cottage is situated on the sought after private Givons Grove Estate and is located approximately a mile south of Leatherhead town centre. Its' elevated position within the Estate provides for lovely views towards Norbury Park.

Within the locality there is private schooling at Downsend Lodge and Downsend School in Leatherhead, Parkside at nearby Stoke D'Abernon and for old children, St. Johns School at Leatherhead, Boxhill School at Mickleham whilst at Ashted is the City of London Freeman's School. There are also well considered primary, middle and senior state schools in Leatherhead including St. Andrew's Catholic School for older children.

The general area abounds in a wealth of open countryside, much of which is Green Belt and National Trust owned. Nearby Bocketts Farm in Fetcham is ideal for those with younger children.

The property's location affords convenient access to junction 9 of the M25 and the national motorway network with Leatherhead being almost equidistant between Heathrow and Gatwick International Airports. Frequent rail services to London/Guildford/Dorking are available from Leatherhead Station. Nearby recreational facilities include the private members Nuffield Health Club in central Leatherhead. Leatherhead's newly refurbished Leisure Centre and Cricket Club are at Fetcham Grove. There is a wide choice of Golf Clubs which include Effingham Golf Club,

Tyrrells Wood Golf Club at Leatherhead and the RAC Country Club at Epsom. For those who enjoy horse racing, there is Sandown Park at Esher and Epsom Downs where the famous Derby is held.

The Property

Set on an elevated 1.5 acre plot The White Cottage enjoys views towards Norbury Park. The gardens are attractively landscaped and enjoy a high degree of privacy. To the front there is ample parking set behind electric operated remote controlled gates with a detached double garage beyond.

There is ample space to either side of the property which would allow for extension (subject to planning).

Internally, the property offers light and airy accommodation enhanced by original retained features including fireplaces, stripped oak floors and internal panelled doors. The majority of the principle rooms are set on the sunny south side of the house.

On the ground floor there are three separate reception rooms which are complemented by an 'L' shaped kitchen/breakfast room/family room with doors that open out onto a large raised decked area offering outside entertainment space overlooking the landscaped gardens. The bespoke built and hand painted kitchen units with Corrian worktops and dual fuel range make the kitchen a pleasure to be in !

On the first floor there is a spacious master bedroom suite which comprises a master bedroom and large en suite dressing room and spacious full suite bathroom. There are three further double bedrooms and a family bathroom.

Externally, the gardens are attractively landscaped and comprise lawn, well tended flower beds and mature specimen trees.

The property has been well maintained by the current owners who have updated the bathroom suites and cloakroom and refitted the kitchen with bespoke units whilst maintaining a high standard of decoration throughout.

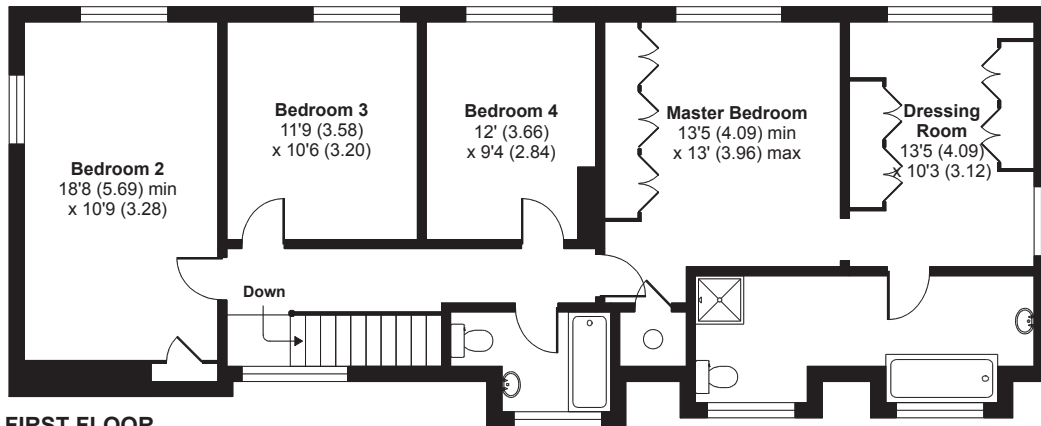
Directions

Givons Grove is a private estate located on the southern outskirts of Leatherhead. From our office in Church Street, Leatherhead, continue across the traffic lights into the Dorking Road in the direction signposted Dorking and continue on until the Givons Grove roundabout is reached. Turn left onto the A24 and then almost immediately right into Givons Grove. Continue into The Grove approximately 350 yards and The White Cottage is the first property along on the right hand side.

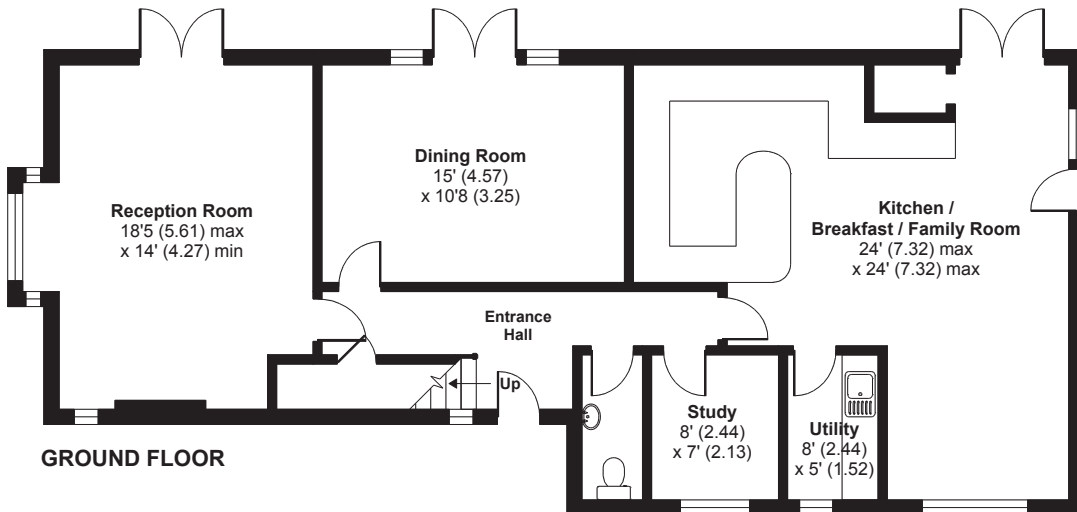




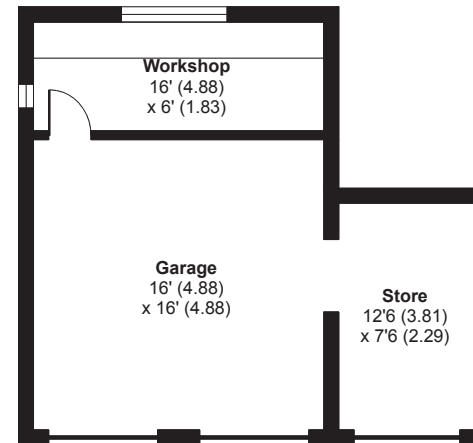
APPROX. GROSS INTERNAL FLOOR AREA 2773 SQ FT 257.6 SQ METRES (INCLUDES GARAGE)



FIRST FLOOR



GROUND FLOOR



Services

Mains gas, mains water, mains electricity and drainage.

Energy Rating – E

Council Tax Band – G

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Patrick Gardner & Co Estate Agents. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.

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